

# UNOFFICIAL COPY

## TRUSTEE'S DEED

This indenture made this 26<sup>th</sup> day of March, 2024 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Trustee**, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 25<sup>th</sup> day of January, 2012, and known as Trust Number **8002358726**, party of the first part, and



Doc# 2408609023 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/26/2024 4:13 PM  
PAGE: 1 OF 4

**MARY L. REDDING, AN INDIVIDUAL**

Reserved for Recorder's Office

party of the second part

whose address is :

3102 Longfellow Ave.  
Hazel Crest, IL 60429

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN**

Property Address: 3102 Longfellow Ave., Hazel Crest, IL 60429

Permanent Tax Number: 28-25-318-023-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

Exempt under provisions of Paragraph E  
Section 31-45, Real Estate Transfer Tax Act.

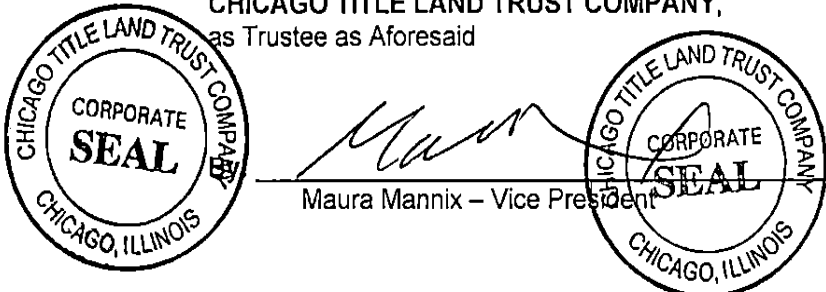
3-26-24      *M L Redding*  
Date                      Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		26-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-25-318-023-0000		20240301663254   0-842-896-944

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, the day and year first above written.

**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid



*Maura Mannix*  
Maura Mannix – Vice President

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 26<sup>th</sup> day of March, 2024

*Carrie M Barth*  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by:  
Maura Mannix  
CHICAGO TITLE LAND TRUST COMPANY  
10 S. LaSalle Street, Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: Mary L. Redding\_\_\_\_\_

ADDRESS: 3102 Longfellow Ave.\_\_\_\_\_

CITY STATE ZIP: Hazel Crest, IL 60429 \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

NAME: Mary L. Redding\_\_\_\_\_

ADDRESS: 3102 Longfellow Ave.\_\_\_\_\_

CITY STATE ZIP: Hazel Crest, IL 60429 \_\_\_\_\_

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## LEGAL DESCRIPTION

THE NORTHEASTERLY 10 FEET OF LOT 424 AND 425 (EXCEPT THE NORTHEASTERLY 25 FEET THEREOF) IN ELMORE'S POTTAWATOMIE HILLS, THE SOUTH 60 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼ AND ALSO THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 3102 LONGFELLOW AVE. HAZEL CREST, IL 60429


PROPERTY PIN: 28-25-318-023-0000

Property of Cook County Clerk's Office

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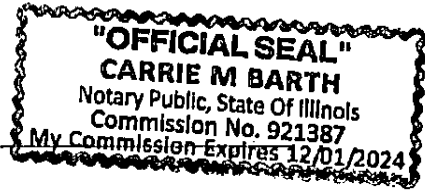
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.


Dated 3-26-24 Signature:   
Grantor or Agent

Subscribed and sworn to before me  
by the said AGENT,  
dated 3-26-24

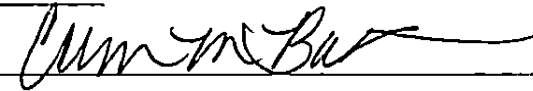
Notary Public 

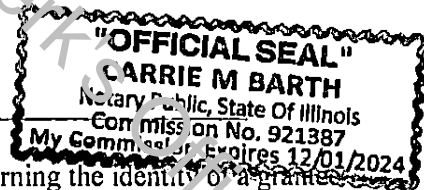


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-26-24 Signature:   
Grantee or Agent

Subscribed and sworn to before me  
by the said AGENT,  
dated 3-26-24

Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**